056.0	0002	0033.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	900,400 / 900,400
					USE VALUE:	900,400 / 900,400
					ASSESSED:	900,400 / 900,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-3	LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COELHO EMANUEL
Owner 2:	
Owner 3:	
Street 1:	51 HAWTHORNE STREET
Street 2:	
Twn/City:	MALDEN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02148 Type:

PREVIOUS OWNER

Owner 1:	FREITAS HELEN C -
Owner 2:	-
Street 1:	51 HAWTHORNE STREET
Twn/City:	MALDEN
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .064 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1907, having primarily Vinyl Exterior and 2701 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	2790.000	547,800		352,600	900,400
Total Card	0.064	547,800		352,600	900,400
Total Parcel	0.064	547,800		352,600	900,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.36 | /Parcel: 333.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37454

GIS Ref

GIS Ref

Insp Date 11/09/18

!4642!

PREVIOUS ASSESSMENT

Parcel ID 056.0-0002-0033.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	547,800	0	2,790.	352,600	900,400		Year end	12/23/2021
2021	105	FV	523,900	0	2,790.	352,600	876,500		Year End Roll	12/10/2020
2020	105	FV	523,800	0	2,790.	352,600	876,400	876,400	Year End Roll	12/18/2019
2019	105	FV	406,300	0	2,790.	352,600	758,900	758,900	Year End Roll	1/3/2019
2018	105	FV	406,300	0	2,790.	236,700	643,000	643,000	Year End Roll	12/20/2017
2017	105	FV	382,300	0	2,790.	226,700	609,000	609,000	Year End Roll	1/3/2017
2016	105	FV	406,700	0	2,790.	206,500	613,200	613,200	Year End	1/4/2016
2015	105	FV	352,200	0	2,790.	166,200	518,400	518,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:53:26

LAST REV

Date	Time
03/12/20	16:39:14
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4642

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREITAS HELEN C	69267-110		5/11/2017	Convenience	1	No	No		
CYR MATTHEW,	64464-158		11/4/2014		625,000	No	No		
STANISTAS ANGEL	58953-444		4/24/2012		535,000	No	No		
LIN CHU YING &	41755-235		1/9/2004		520,000	No	No		
NIGRO MARY & FR	29940-598		3/22/1999		269,000	No	No		A

USER DEFINED

Prior Id # 1:	37454
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2020	170	Siding	18,570	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
7/24/2012	MLS	EMK	Ellen K
5/15/2009	Measured	372	PATRIOT
3/14/2004	MLS	HC	Helen Chinal
4/18/2000	Inspected	243	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		2790		Sq. Ft.	Site		0	70.	1.81	11									352,591						352,600	

Total AC/HA:	0.06405	Total SF/SM:	2790	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	352,591	Spl Credit		Total:	352,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03874493
Const Adj.:	1.03425050
Adj $ / SQ:	193.378
Other Features:	155500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	744280
Depreciation:	196490
Depreciated Total:	547790

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

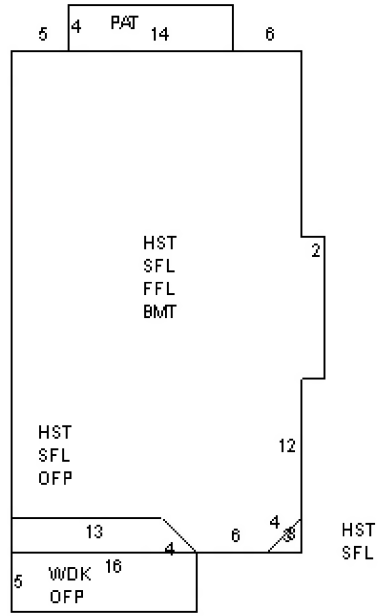
No Unit	RMS	BRS	FL
1	3	1	
1	5	1	
1	4	2	
Totals			
3	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.38
Special Features:	0	Val/Su Net:	136.54
Final Total:	547800	Val/Su SzAd	202.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,100	193.380	212,716
BMT	Basement	1,051	58.010	60,972
FFL	First Floor	1,051	193.380	203,240
HST	Half Story	550	193.380	106,358
OFP	Open Porch	124	30.830	3,823
WDK	Deck	80	16.550	1,324
PAT	Patio	56	6.210	348
	Net Sketched Area:	4,012	Total:	588,781
Size Ad	2701	Gross Area	4562	FinArea 2701

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

056.0-0002-0033.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	